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TENNESSEE.

The Land Where God Has Set His Seal of Love and Nature's Garden Home is Built.

A State of Wondrous Resources, Matchless Scenery, Ideal Climate and Happy Homes.

EVERY CROP REPORTED IN THE NATIONAL CENSUS IS GROWN IN TENNESSEE.

The Finest Stock Growing Section of the Whole of the American Union.

THE VOLUNTEER STATE IS THE CENTER OF EDUCATION IN THE SOUTH.

FACTS FOR HOME SEEKERS.

NASHVILLE, TENN.
JAS. J. AMBROSE, PRINTER AND STATIONER
1897.

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PREFACE.

To those in other states and other climates who, for reasons of ill health, severe weather, poor soil or otherwise unsatisfactory location, are contemplating a change of residence this little book is adressed, in the hope that it may be of interest and value in guiding them to the ideal home state of the Union.

Its publisher is sending it out in the strong belief that Tennessee has inducements to offer to the home seeker such as he can find nowhere else in this great country. The climate of Tennessee is salubrious and delightful; her soil is rich and deep; her water and railway facilities superb; her agricultural interests are magnificent; her fruit yield is abundantly profitable; her live stock industry is greater than that of any other southern state; her mineral resources are absolutely unlimited; her forestry wealth is nowhere surpassed; her beauty of scenery is wonderful in its magnificence; her educational development is the best in the south, and her people are the best on earth, who are ever ready with a hearty welcome for the worthy stranger who comes to build a home among them. In addition to these splendid advantages with which nature has endowed her, land in Tennessee is cheap as well as productive, while taxes are low in proportion.

These things should and do make Tennessee the most desirable state in the nation for those in search of a home where labor may find its proper reward, and health and happiness are to be had for the asking, and any one wishing to leave the extreme cold of the north, the blistering heat of the south, the death dealing cyclone of the drouth ridden west, or the worn and crowded east will find here that perfect location for which they seek, and if they will communicate their wants to the undersigned he will find great pleasure in answering all letters of inquiry and in furnishing such information as may be desired.

J. T. ESSARY,
Commissioner of Agriculture,
Nashville, Tenn.

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CIVIL DIVISIONS.

Tennessee is divided into three grand civil or political divisions, known as East Tennessee, Middle Tennessee and West Tennessee.

1. East Tennessee. This comprises all the territory from the North Carolina line to about the center of the Cumberland Tableland, containing 13,112 square miles, with an average elevation above the sea of 1,000 feet. East Tennessee is noted for its fine water powers, mineral waters, marble, iron ores, zinc, copper, lead, coal, gold and silver, valuable hard woods, high mountains and fertile valley lands, the most productive to be found, and is especially celebrated for the grandeur and beauty of its scenery. The counties lying in East Tennessee are: Anderson, Bledsoe, Blount, Bradley, Campbell, Carter, Claiborne, Cocke, Grainger, Green, Hamblen, Hamilton, Hancock, Hawkins, James, Jefferson, Johnson, Knox, Loudon, Marion, McMinn, Meigs, Monroe, Morgan, Polk, Rhea, Roane, Scott, Sequatchie, Sevier, Sullivan, Union, Unicoi and Washington, in all, thirty-four counties.

2. Middle Tennessee. This division extends from the dividing line on the Cumberland Tableland to Tennessee River, embracing in its area 18,126 square miles, in what is known as the great Central Basin, or blue-grass region of Tennessee, where are to be found some of the grandest stock farms in the world. It is the home of the Short-horn and the Jersey, as well as of the fleet-footed racers and trotters, while sheep and hogs, mules and asses, are grown here to perfection, and with great profit. Some of the finest farming lands to be found on earth are here in this Central Basin, where bountiful and never failing crops are the unbroken rule. Counties in Middle Tennessee are: Bedford, Cannon, Cheatham, Clay, Coffee, Cumberland, Davidson, DeKalb, Dickson, Fentress, Franklin, Giles, Grundy, Humphreys, Hickman, Houston, Jackson, Lawrence, Lewis, Lincoln, Macon, Marshall, Maury, Montgomery, Moore, Overton, Perry, Pickett, Putnam, Robertson, Rutherford, Smith, Stewart, Sumner, Trousdale, Van Buren, Warren, Wayne, White, Williamson and Wilson, making forty-one counties in all.

3. West Tennessee. This division extends from the Tennessee River westward to the Mississippi, containing 10,512 square miles, exclusive of surface permanently covered by water. In this grand division of the State is grown some of the finest cotton produced in the world, as well as nearly all the regular field crops and small fruits. The major portion of West Tennessee is level and very fertile, but in some sections the surface is broken and irregular, though even here the soil is generally productive and fruits grow in abundance. It is here that we find the alluvial Mississippi bottoms, where the soil is as rich and deep as the famous Valley of the Nile. The West Tennessee counties are: Benton, Carroll, Chester, Crockett, Decatur, Dyer, Fayette, Gibson, Hardeman, Hardin, Haywood, Henderson, Henry, Lake, Lauderdale, Madison, McNairy, Obion, Shelby, Tipton, and Weakley, twenty-one.

TENNESSEE'S CLIMATE.

Tennessee lies between 35 degrees and 36 degrees 30 minutes north latitude and 81 degrees 37 minutes and 90 degrees 28 minutes west longitude from Greenwich. The climate of Tennessee combines humidity and sunshine, cold and warmth, in just such proportions as to produce the highest degree of perfection in the greatest number of crops. This statement may be easily verified by consulting the census returns, in which it will appear that every crop grown in the United States may be, and actually is, grown in the State of Tennessee. This cannot be said of any other State. The truth is, the productions of both the Northern and Southern States meet and overlap in Tennessee. It is the climatic happy medium of the nation. There is just cold enough during the winter months to invigorate the physical system, ameliorate the soil and destroy the germs of disease. There is just sufficient heat in the summer months to produce rapid growth of vegetation and heavy yield in crops. Uncomfortable heat in summer is very rare and never long continued, and the same may be said of the cold of winter. There are but few days during the year in which the laboring man is prevented, either by excessive heat or cold, from performing comfortably outdoor work. Statistics show the climate of Tennessee to be altogether the most healthful of all the states of the Union. Excepting a few small, insignificant strips of lowland, such a thing as a malarious district is unknown in Tennessee.

There is a remarkable diversity of climate in Tennessee, occasioned by its wonderful topographical features. There is a difference in elevation, when we compare the high mountains of East Tennessee with the alluvial plains of the Mississippi River, of over 6,000 feet. Scientists have agreed to consider, so far as tempature is concerned, every 333 feet in height as equivalent to one degree of latitude. Applying this rule here it will be seen that going from the Mississippi River to the highest points in the Eastern portion of the State we pass through eighteen degrees of latitude. In effect it will be as though the State were stretched along the Atlantic Ocean from North Carolina to the coast of Labrador, thus actually giving to the elevated regions of Tennessee a part of the flora of Canada, among which are the balsoms and firs. The climate is further modified by the numerous water courses, the swelling hills in the valleys, the trend of the mountain ranges, and the intervenient coves, all these having the effect of giving cool breezes to the lowlands in summer and warm breezes to the highlands in winter.

The average temperature of the year, along an east and west line running through the center of the State, is about 57 degrees in East Tennessee, 58 degrees in Middle Tennessee, and 59 degrees in West Tennessee. Along the southern boundaries of the State the temperature is about one degree higher than it is on the corresponding parts of the middle paralel, while on the northern boundary it is about one degree lower. We have a variation in going from the Mississippi bottoms to the valley of East Tennessee of 3 degrees; in going from the southern to the northern border of the State of 2 degrees. This mean annual temperature is the same as that of the northern part of Spain, the southern part of France, northern

Italy, Greece, Smyrna, and the Japan Islands. Though the isothermals are the same, the range of the thermometer is much greater in Tennessee, the advantages of which may readily be seen. The annual rainfall of the State is about 53 inches, which is always a satisfactory guarantee of bountiful crops, while such things as drouths and cyclones and ruinous freezes are known to our people only by reputation. The period between killing frosts in Tennessee—which is the measure of the growing season, as proven by twenty-two years of careful and accurate observation, varies from 162 to 228 days, giving an average of 189 days, which may be considered the length of time in which tender vegetation may grow in the northern part of the State. In the southern part the average would be from ten to twelve days longer.

The Southern States, as appears from the census returns, are much more favorable to longevity than the states north. Among all the states, Tennessee stands in the front rank as to the salubrity of its climate, there being fewer diseases arising from any immediate unhealthful surroundings than in any other state.

AREA OF THE STATE.

The State of Tennessee contains 42,050 square miles, including 300 square miles of water. From east to west it is 432 miles, and from north to south 109 miles, taking the greatest length and width. A diagonal line drawn from the northeast corner of Johnson County to the southwest corner of Shelby would be about 500 miles long. Tennessee in its boundary touches eight states, a greater number than is touched by any other state in the Union, except Missouri, and within the boundary of those eight states, on these 42,050 square miles, is grown a greater variety of crops with a handsomer yield than is shown anywhere else between the shores of the Atlantic and the Pacific.

TRANSPORTATION FACILITIES.

Tennessee has about 3,000 miles of railway, giving direct transportation to seventy-four out of the ninety-six counties of the State. This State has more miles of navigable streams to the square mile than any other state. The Tennessee River crosses the State twice. The Cumberland River, rising in eastern Kentucky, sweeps in a semi-circle through the fairest portion of the State, giving to it 304 miles of navigable water, and the Mississippi washes its entire western limit. Many of the tributaries of these principal affluents are navigable. It is estimated that altogether Tennessee has over 1,200 miles of navigable water.

OUR WATERS.

Tennessee is justly celebrated for her wonderful health-giving mineral waters. All over the State there are noted springs and health resorts, and almost every famous mineral water known to man is to be found here in some section of the state. Besides these, the hills and coves of Tennessee are lavish in their gift of pure fountains of free-stone, as fine as there is on earth.

EDUCATIONAL ADVANTAGES.

Tennessee is certainly entitled to note for its educational advantages, for no state can surpass us in this respect, and no other Southern State compares with us. We have the best public school system of any state in the Union. Our schools are supported by taxation, affording to the poor man's children the same opportunities to secure a good, practical education as the rich man's children have. The State University at Knoxville is a magnificent institution of learning, and there are scores of splendid colleges, universities and private schools all over Tennessee, embracing in their membership students from every state in the Union.

TENNESSEE'S POPULATION.

The total population of Tennessee in 1890 was 1,767,518, of which 1,332,971 were white, 434,300 colored, and 247 Chinese, Japanese and Indians. The increase of population from 1880 to 1890 was 225,289, of which 194,140 were white and 31,149 were colored. The percentage of increase with the whites was 17.05; with the colored 7.73; which shows that the white population during that decade increased more than twice as rapidly as the colored. Tennessee has lost appreciably in the number of its colored population during the last decade. Comparing the three grand divisions of the State in regard to the composition of their population, it will be found that East Tennessee has about 12, Middle Tennessee about 20, and West Tennessee about 29 per cent. colored. The foreign element of Tennessee's population amounts to a little over 1 per cent. Its colored element is composed of humble, peaceable and inoffensive negroes laboring for the necessities of life. The white people here are mostly all of pure Anglo-Saxon and Scotch-Irish origin, sprung from English and Scotch ancestry, who came over to Virginia and North Carolina in the time of Charles II and Oliver Cromwell, and subsequently after the battle of Culloden, in 1745. They are hardy, thrifty, honest, companionable folks, with whom the stranger must find it a pleasure to live. As an indication of their chief pursuit, 83 per cent. of these are a rural population, and only 17 per cent. urban.

MINERAL RESOURCES.

Tennessee's mineral resources are a wonderful feature of this great State. By far the most important of these are the coal and iron deposits, which appear to be inexhaustible. So lavish has nature been in providing these two minerals that in many localities all the requisites for a furnace are to be found within a few rods of one another. Iron ores, coal and limestone are often placed in juxtaposition, so that material for making pig iron may be assembled at the smallest possible cost. Besides this, there are forests covering thousands of square miles in the iron regions, and the right to use the timber may be purchased for an astonishingly small sum. For this reason charcoal iron is actually made in Tennessee for less than $8 per ton. The great mining regions are not confined to any part of the State, but occur in all three of its grand divisions. Under-

ground supplies in Tennessee are: Iron ore, such as the Magnetic Brown, Limonite and Red Hematile; Clinton ores; Marble, the best in the world and inexhaustible in quantity; copper, zinc, lead, gold, silver, oil, coal of most magnificent quality and quantity; limestone, sandstone, and phosphate, all of which may be worked with handsome profit.

CROPS OF THE STATE.

The productions of Tennessee are as varied as its climate. Wheat and corn grow and mature as well here as they do in the great lake states. Oats, rye, barley, buckwheat, peanuts, cotton, tobacco, potatoes (both sweet and Irish), broom corn, sorghum, rice, hemp, flax, hops, and all the chief hay and forage grasses grow and mature in profitable abundance. In addition to these may be mentioned berries of all kinds, peas, beans, onions, lettuce, cabbage, carrots, parsnips, turnips, radishes, salsify, celery, cucumbers, tomatoes, squash, melons, beets, okra, egg plant, asparagus, and many others. Field crops are made of many of these vegetables, especially of tomatoes, melons, strawberries, cabbage, egg plant, turnips, asparagus, Irish and sweet potatoes, onions, cucumbers—and may be made of others. The growing of the various fruits is assuming large proportions in many parts of Tennessee. The elevated plateaus of the State are splendidly adapted to fruit culture, and on the western plateau of West Tennessee fruit and vegetable cultivation is becoming a large and lucrative industry among the people of many localities. Apples, peaches, pears, cherries, plums, damsons and strawberries among the fruits; tomatoes, potatoes, melons, beans, peas, egg plant, asparagus and celery among the vegetables, are now shipped in abundance by Tennessee growers. It has been ascertained by actual experiment that small fruits and vegetables may be carried from Tennessee to the northern markets safely and profitably, thus competing successfully with the most eligible points in the United States. Nowhere do peaches and summer apples attain a more luscious sweetness or greater yield, while the early strawberries and tomatoes go to the northwestern cities on a bare market. The same may be said of Irish potatoes, which are grown in the western and central parts of the State by the hundred car loads, and supply in the month of May many of the large cities of the North, in whole or in part, from St. Louis to New York.

Grapes are grown in many parts of the State with wonderful success. The woodland everywhere is profuse in the growth of the wild vine, thus indicating the capacity of the soil in this respect, while the climate is peculiarly adapted to bring the fruit to the highest degree of lusciousness and flavor. The occasional rains in summer are just enough to ripen it well, without inducing mildew or other fungoid diseases. In addition to these advantages, the fruit ripens at least four weeks earlier than it does in the vineyards that supply the tables of New York, Boston and Chicago, and for this length of time this crop may be sold at marvelous prices.

In conclusion, here is a claim which no other of all the states can make: *Every crop reported in the National Census is grown in Tennessee.*

LIVE STOCK.

As a stock raising country, Tennessee has no superior and but few equals among the states of the American Union. In every division of the State there is a wonderful adaptation of the soil and climate for the production of live stock, and in every section rich, nutritious grasses grow equally as well as they do in the states north of Tennessee, and much better than in the southern states, while the climate of Tennessee is less rigorous than the northern states and less enervating than that of the Gulf tier.

In the mountain fastnesses of East Tennessee are found innumerable fertile coves and rich pasture lands, where the grasses grow in summer with almost tropical luxuriance. Even blue grass, the king of all the grasses for pasturage, flourishes here, clothing the mountain tops with its dark verdure and supplying the richest and best highway pasturage to be found in any country. Here numerous herds of cattle and flocks of sheep are supplied throughout the summer months with the greatest abundance of food growing naturally, and as cold weather approaches they are turned upon pastures of rye, herd's grass and Randall grass in the coves and valleys, where they find an ample supply of forage to keep them in good living condition during the winter. For sheep walks, this mountainous region is equal to the fertile plains and rolling heights of the Spanish Peninsula. Here they find ample protection from the cold blasts of winter in the sheltering coves, and from the hot rays of a summer's sun upon the cool mountain tops, where the atmosphere is always tempered by elevation. For the growing of swine, the abundant mast of the chestnut and mountain oak in this magnificent region is unsurpassed.

In the delightful valley of East Tennessee stock raising has been the chief industry for three-quarters of a century. The records of the past show that this section of the State has been prolific in the production of mules and hogs especially, thousands of head being shipped every year. The improved breeds of cattle—Shorthorns, Jerseys and Devonshires—within the past score of years have been largely introduced and have been found most profitable. The luxurious pastures of this valley are well known to all visitors to the region, while the rich alluvial lands on the Watauga, the Nolichucky, the French Broad, and the Little Tennessee grow hay and corn in abundance, as do also Powell's Valley, and the lower lands lying along the Tennessee River and its tributaries, the Ocoee and Hiwassee.

The Cumberland Tableland supplies a larger amount of highway pasturage than any other division of the State. During the summer months, the top of this tableland is almost an unvarying stretch of green, the mountain grasses springing up under the scrubby trees and furnishing ample sustenance for hundreds of herds that roam at will over the broad surface, cropping the rich herbage and drinking from the sparkling fountains of freestone water that everywhere break out from the shallow coves. Here for seven months in the year the cost of pasturage amounts to absolutely nothing, and for winter forage pea vines, clover, hay and

rye may be easily and cheaply grown. This region is particularly well suited to the raising of hogs, cattle and sheep.

The great Central Basin of Middle Tennessee is the center of the live stock industry of the State. Here the soils are fertile, and fields of wheat, barley, rye, timothy, clover, orchard grass, corn and oats are seen covering the gently sloping hills and clothing the deep, rich valleys. Luxuriant meadows of blue grass are found fringing the numberless streams that water this region and covering the slopes that rise up from the lowlands. In this wonderful basin are some of the finest breeding establishments in the world. The most renowned runners, the fastest pacers and trotters in the United States—such horses, for example, as Proctor Knott and Hal Pointer, were bred in this basin. While the herds of Shorthorns, Jerseys and Holstiens to be found here stand among the best in America. It is a fact worthy of note and borne out by statistics that Tennessee produces more fine bred and high priced jacks and jennets than any other state in the Union, the great bulk of them being raised in this basin.

Sheep are also largely raised in this division. All the most desirable breeds are found here flourishing, the Merino, the Cotswold and the Southdown being preferred. The raising of early lambs for market has grown to enormous proportions in this section and pays handsomely, early lambs always commanding high prices. The character of the wool produced here is unrivaled, and the highest premium for the finest fleece ever produced was awarded a sheep grower of this Central Basin at the World's Fair in London as far back as 1851.

Every year there are big stock sales which are largely attended by stockmen from every portion of the United States and from Europe. As an illustration of what Tennessee is doing along this line it may be recited that at a recent sale of this kind at Tattersall's, in New York, the sale of fifty-three head of thoroughbred yearlings from one farm in Tennessee brought the enormous sum of $110,000, an average of $2,076 a head, which stands without rival as the best sale for that number of yearlings ever made in any age or in any country. The representatives of the French government, Baron Favoret and Capt. De La Chere, when they visited America for the purpose of studying the character of the horses in this country, reported to their government that the best specimens of the thoroughbred horse they found in America were in Tennessee. They also reported that the crop of yearlings found here, in point of size and "high conformation," surpassed anything they ever saw in England or France. So high an authority as Lord Beresford, of England, declared that he regarded one stallion in Tennessee as the best race horse he ever saw, with an action and constitution surpassing anything in all Europe; and Mr. Reynolds, of Australia, an authority than whom none stands higher, pronounced a stallion that he had seen here "the best horse in the world." So much for our horses.

There are also similar miraculous sales of improved breeds of cattle, and mules of the highest order are produced from high bred mares and imported jacks in every part of this basin, but especially in the counties of Wilson, Sumner, Davidson, Maury, Williamson and Bedford, from

where thousands of head are annually shipped to the cotton and sugar growing region.

West Tennessee, with the exception of a few of the northern counties, has given but little attention to the raising of any stock except cattle and hogs. Nevertheless, there are many soils in West Tennessee peculiarly adapted to the growth of the grasses. Orchard grass, and herd's grass grow in unrivaled exuberance in all the northern counties of that division, and in many of the southern counties where a clayey soil prevails. Bermuda grass grows with great luxuriance in the southern counties of that division, and timothy, also, on the rich uplands, makes a very heavy yield. All this goes to show that if this division of the State does not go so largely into the breeding of stock as the other divisions, it is not for the want of suitable soils for the production of forage and grain crops, or for want of highway pasturage.

POULTRY RAISING.

Until within the past few years but little attention was given to poultry raising in Tennessee, but our people are more and more engaging in it, until it has become with them an enormous source of revenue, bringing hundreds of thousands of dollars annually into the state. Owing to our matchless climate with its short, mild winters every fowl grown for market in the United States thrives and increases here splendidly, while the egg shipments for the past ten years have been something wonderful.

GAME AND FISH.

For those who are fond of sport we have plenty of deer, bear, turkeys, pheasants, quails, etc., in our mountains; while our streams are well stocked with all kinds of fresh water fish, and especially game fish, such as black bass and the speckled mountain trout.

AS TO HOMES.

Tennessee could furnish good homes to 10,000,000 people, and give to each head of a family a comfortable farm. In any portion of the State land can be purchased at a very low figure, ranging from $1 to $100 per acre in price, depending, of course, upon its location as to cities and railroads. Good land can be bought here for $15 or $20 an acre, and land as fine as any farmer can well imagine, and in a high state of cultivation, may be had for $30 per acre, and in many sections of the state for a much less price. Any one desiring a good home who will write the Commissioner of Agriculture will receive a prompt reply, and all will be done that can be to secure suitable locations for home seekers.

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